



DATE: January 10, 2022

REQUEST: Tualatin Heights Up-zone Transportation Review

TASK NO: Tualatin On-Call Task 3 (P#21208-003)

REVIEWER: Amanda Deering, PE and Randy Johnson, PE, PTOE, DKS Associates

DKS Associates has reviewed the transportation planning rule (TPR) analysis¹ and the comment response² for the Tualatin Heights Up-zone. The proposed zone change amendment would upgrade the current zoning from residential medium low (RML) zoning to residential medium high-density (RMH) zoning, which would allow for up to 116 additional multi-family units to be built in addition to the existing 220 units. The Tualatin Heights apartment complex is located at 9301 SW Sagert Street in Tualatin, Oregon. The general comments are based on a review of the TPR analysis.

TPR ANALYSIS REVIEW

Key comments and issues related to the proposed zone change analysis include:

- The proposed zone change would allow for the construction of an additional 116 multifamily dwelling units. This is based on the upgrade from 10 to 15 dwelling units per acre under the proposed zoning.
- The proposed zone change would result in additional vehicle trips: 42 (11 in/31 out) AM peak hour vehicle trips, 51 (31 in/20 out) PM peak hour vehicle trips and 630 weekday trips. Note that ITE Land Use of Multi-Family Housing Mid-Rise was used for the multifamily units.
- Public street access to the site includes two existing accesses on Sagert Street at 93rd Avenue.
- Based on review of the last 5 years of available ODOT crash history database, Sagert Street/95th Avenue has a crash rate less than one per million entering vehicles, but greater than the 90th percentile crash rate for similar intersections. Most of the crashes were of the collision type “turning”, which would likely be mitigated by the planned project at the location. All other intersections showed no safety concerns.
- The trip distribution estimate for the proposed project is stated that it is based on review of travel characteristics from the count data. The comment response provides the trip distribution

¹ Tualatin Heights Plan Map Amendment, Kittelson and Associates, September 16, 2021.

² Tualatin Heights Plan Map Amendment – Response to December 23, 2021 Transportation Impact Analysis Comments, Kittelson and Associates, January 4, 2022.

figures. These show 35 percent of trips using Tualatin-Sherwood Road, 45 percent using Boones Ferry Road, and the remaining 20 percent using Sagert St and Avery Street.

- Regarding the distribution, no new trips are assigned to the eastern site driveway.
- Traffic counts collected in June 2021 were used for this analysis. Historical data from 2019 was used to factor up volumes to adjust for impacts from COVID-19.
- To obtain background volumes for horizon year 2040, the Metro travel demand models for 2015 and 2040 were used. The comment response elaborates that NCHRP 765 methods were used to post-process future volumes.
- All study intersections except for Sagert Street/Boones Ferry Road would operate at an acceptable level of service during all three AM and PM peak hour scenarios. In the AM peak hour, Sagert Street/Boones Ferry Road at LOS F with a v/c ratio of 1.09 and 1.10 under Future Background and Future Rezone conditions, respectively.
- The proposed mitigation is to install a northbound right turn lane at Sagert Street/Boones Ferry Road. This capacity improvement is not in the planned improvements but was studied in the 2015 Tualatin Transportation System Plan update. The mitigation would result in the intersection operations meeting standards in both the future scenarios.